

PURPOSE OF THE MUNICIPAL SERVICE BENEFIT UNIT PROGRAM

The Seminole County Board of County Commissioners' Municipal Service Benefit Unit (MSBU) Program provides property owners in unincorporated areas with an opportunity to acquire essential improvements.

Chapter 125.01(q)1 of the Florida Statutes authorizes the Board of County Commissioners to provide for the establishment, merging, or abolishment of MSBUs for any part or all of the unincorporated area of the County. Consistent with Chapter 125, Florida Statutes, only public property can be improved upon or maintained by an MSBU.

Under the MSBU Program, communities may apply and petition to establish MSBU Districts for essential improvements, such as; road paving and drainage, water service, sidewalks, aquatic weed control, solid waste collection and disposal, and streetlighting. Board of County Commission approved guidelines detail procedures for creating MSBU districts. Financing for a project is arranged through the County, and repayment for project costs is collected through the district property owners' annual tax bills in the form of an annual non-ad valorem assessment. The method of assessment varies for each type of MSBU, such as; per lot, per homesite, per front foot, per acre,

etc., and assessment terms vary from one year to ten years. Assessments are collected annually until the lien is satisfied. Maintenance districts for landscaping and aquatic weed control are continuous.

The first MSBU program was established in 1972, initiating a Streetlighting District for the English Estates subdivision. The Streetlighting Program will have 351 districts for FY01/02 and will receive applications for approximately 3 new streetlighting districts and 20 district upgrades each year.

Other MSBU districts encompass eleven projects including three road paving and drainage projects, three water service projects, two aquatic weed control projects, two street lighting construction projects, and one landscape maintenance project. The creation of a Walls MSBU District is projected for FY01/02.

A Solid Waste Collection and Disposal MSBU was established May 10, 1994 and includes all residential property owners in unincorporated Seminole County. The Solid Waste Collection and Disposal MSBU includes over 60,000 assessed customers.

